



Attachment A
AMENDED 3/18/11: See Rider's 7 of 9 and 8 of 9



Property at a Glance

James A. Shanks Garden Apartments FHA #065-35537

ADDRESS: **325 Coldwater River Rd.** EARNEST MONEY: **\$100,000** SALES PRICE: **Unstated Minimum**
Jonestown, MS 38639 TERMS: **All Cash/30 days to close**
COUNTY: **Coahoma** LoC or Cash Escrow: **\$808,950** SALE TYPE: **Foreclosure**

PROPERTY INFORMATION

| | | | | |
|--------------------|----------------------|-------------------|-----------------------|--------------------------|
| Total Units | Residential | Commercial | Foundation: | Concrete |
| 57 | Revenue 57 | 0 | Roof: | Asphalt Shingles |
| | Non-Revenue 0 | | Exterior: | Stud/Siding/Brick |
| | | | Floors/Finish: | VCT |

| | | | | | | | | | |
|-----------------|---------------|----------------|------------------|------------------------|-----------------------|-------------------------|---------------------|--------------------|---------------|
| Elevator | Garden | Walk-up | Townhouse | Scattered Sites | Service Center | Mobile Home Park | Nursing Home | Vacant Land | Other: |
| | X | | | | | | | | |

| | | | | | |
|----------------------------|----------------|-------------------|-------------------|---------------------|--------------------------------------|
| Number of Buildings | Stories | Year Built | Rehab Year | Site Acreage | Approximate Net Rentable Area |
| 9 | 2 | 1980 | | | |

Mechanical Systems

| | |
|-------------------|-------------------------|
| Heating: | Air Conditioning |
| Fuel System | Windows |
| Gas | Storm |
| Individual | |
| Hot Water: | |
| Fuel System | |
| Gas | |
| Individual | |

Utilities

| | |
|----------------|--|
| Public Water | |
| Gas Main | |
| Electric | |
| Sanitary Sewer | |
| Storm Sewer | |
| Septic Tank | |

Parking

| | |
|----------------|--|
| Street | |
| Curb | |
| Sidewalk | |
| Parking Lot | |
| Parking Spaces | |

Apartment Features

| | |
|----------|------------------|
| | Air Conditioning |
| | Dishwasher |
| | Microwave |
| | Garbage Disposal |
| X | Refrigerator |
| X | Range/Oven |
| | Drapes/Blinds |

Community Features

| | |
|----------|------------------|
| | Garage |
| | Covered Parking |
| X | Laundry Facility |
| | Cable/Sat Hookup |
| X | Playground |
| | Pool |
| | Community Space |

Owner Expense

| |
|-----------------------------|
| Cold Water/Hot Water |
| Gas/Heat |
| Refrigerator/Range |
| Exh Fan Bath-Kit |
| Laundry Fac |
| Refuse |
| Play ground/Parking |

Tenant Expense

| |
|--------------------|
| Electricity |
| |
| |
| |
| |
| |
| |

OCCUPANCY

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|-------------|-------------|-------------|-------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 2007 | 78% | 78% | 78% | 78% | 78% | 78% | 78% | 78% | 78% | 78% | 78% | 80% |
| 2006 | 100% | 100% | 100% | 100% | 87% | 87% | 85% | 85% | 82% | 82% | 80% | 80% |

ESTIMATED ANNUAL RENTAL INCOME:

| Number of Units | Type | Approx Square Feet | Current Rent | Estimated /Possible After Sale Rent | Estimated /Possible Total After Sale Rent | Total Estimated/Possible Annual Income |
|----------------------|-------------|--------------------|--------------|-------------------------------------|---|--|
| 16 | 1 Br | 650 | \$330 | \$330 | \$5,280 | Rent \$307,572 |
| 16 | 2 Br | 725 | 378 | 378 | 6,048 | Commercial |
| 9 | 3 Br | 940 | 503 | 503 | 4,527 | Parking |
| 16 | 4 Br | 1335 | 611 | 611 | 9,776 | TOTAL \$307,572 |
| | | | | | | Estimated Annual Expenses |
| | | | | | | Administrative \$80,940 |
| | | | | | | Utilities 25,137 |
| | | | | | | Operating 72,675 |
| | | | | | | Taxes/Insurance 76,095 |
| | | | | | | Reserve/Replace 17,100 |
| | | | | | | TOTAL \$271,947 |
| TOTAL MONTHLY | | | | | | \$25,631 |

COMMENTS CONCERNING PROPERTY INFORMATION:

A Project Based Section 8 Housing Assistance Payment (HAP) Contract will be provided to the Purchaser at closing. Project based assistance is predicated on the availability of funds. HUD does not own or operate this apartment complex. Viewing this property is at the discretion of the current owner. For information concerning the possibility of viewing this property, please contact Mr. Lacy Harrell at (662) 627-7884.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

20 Years affordable housing.

PROJECT BASED SECTION 8 - CAUTION TO BIDDERS

A Project Based Section 8 Housing Assistance Payment (HAP) Contract will be provided to the Purchaser at closing. Project based assistance is predicated on the availability of funds. Bidders are cautioned that payments under the HAP Contract may not start immediately after closing, either due to repairs required by the Purchaser or processing time required to determine that units meet HUD's Uniform Physical Condition Standards and tenants are eligible for the assistance. Prior to receipt of the subsidy payments, Purchaser may not charge eligible tenants, who are slated to receive Section 8, more than the amount of Total Tenant Payment the tenant would be required to pay under Section 8 program. In addition, some tenants may have to be temporarily relocated due to project repairs. HUD has already accounted for these and other costs in this project's disposition process. Therefore, HUD is not obligated to make any monetary adjustments to cover any costs that may be incurred by the Purchaser. Bidders should compute their bids accordingly.

TERMS OF SALE

The Purchaser must complete the repairs to HUD's satisfaction within 24 months after closing. The repairs are estimated to cost \$3,235,801. Closing is to be held 30 days after HUD accepts the bid. If HUD authorizes an extension of the closing, the Purchaser must pay a fee which is the greater of 1.5% of the purchase price or HUD's holding costs of \$40.80 per unit per day for each 30 day period.

The High Bidder/Purchaser is responsible for paying in full all outstanding or delinquent property taxes/property tax liens that survive foreclosure at Closing. Taxes paid by the Purchaser after the Closing date will not be prorated, even if those taxes are for a period prior to Closing.

The high Bidder must certify to HUD that any projects that are owned by the high Bidder or its affiliates and are located in the same jurisdiction (City or Town where Project purchased is located) as James A. Shanks Garden Apartments are in substantial compliance with applicable State and local housing statutes, regulations, ordinances and codes. The **complete and original** (Attachment F) must be received by Donald Winston, Atlanta MFPD Center, Five Points Plaza, 40 Marietta St., Atlanta, GA 30303-2806 within two (2) Federal Government business days of the foreclosure sale date. HUD may, in its discretion, verify the accuracy of such certification and request supporting documentation from the high Bidder. If HUD determines at its sole discretion that such other projects are not in substantial compliance, HUD will have the right to refuse to sell the project to the high Bidder and retain the Earnest Money Deposit (See Attachment F).

The Purchaser and HUD will execute a Project-Based Section 8 Housing Assistance Payments Contract ("HAP Contract") for (57) units at closing. HUD will provide funding for the HAP Contract subject to the availability of funds. The HAP Contract initially will be funded for a minimum of one (1) month and a maximum of twelve (12) months.

If the high Bidder elects to file the required Previous Participation Certification (a.k.a. Form HUD-2530) in paper format, the high Bidder must submit within two (2) Federal Government business days of the foreclosure sale, a completed and executed Previous Participation Certification (Form HUD-2530) for the proposed owner to Donald Winston- 4AHMLAU, Atlanta MFPD Center, Five Points Plaza, 40 Marietta St., Atlanta, GA 30303-2806.

For questions about APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

This is an "All Cash – As Is" sale. HUD is providing no financing for this sale. The Purchaser must provide for payment of the full purchase price in cash at closing.

Submission of Bids: Bids for this property can only be considered for acceptance if submitted on the specific forms listed in the Bid Kit for this property, along with required earnest money. A Bid Kit may be obtained as indicated below.

Suspended or Debarred Parties: No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. AS PROVIDED FOR IN CFR TITLE 24, SECT. 27, THE DEFAULTING MORTGAGOR, OR ANY PRINCIPAL, SUCCESSOR, AFFILIATE, OR ASSIGNEE ON THE MORTGAGE AT THE TIME OF DEFAULT SHALL NOT BE ELIGIBLE TO BID ON OR OTHERWISE PURCHASE THIS PROPERTY. (Principal and Affiliate are defined at 24 CFR 200.215.)

INSPECTION OF PROPERTY AND BIDDING INSTRUCTIONS

Prospective bidders are urged and invited to inspect the property prior to submitting a bid. Note: If this is a foreclosure sale, HUD may not have access to the property. Bids for this property can only be considered if properly submitted by following the bidding instructions provided in the FREE INFORMATION and BID KIT.

The FREE INFORMATION and BID KIT may be viewed or printed at <http://www.hud.gov/offices/hsg/mfh/pd/mfpllist.cfm>.

You may also sign up for our electronic mailing list at this web address. If you do not have internet access or cannot download a PDF file, you may obtain a copy of the bid kit by contacting Diane Trimble at (678) 732-2051.

**BIDS for James A. Shanks Apartments
MUST BE PRESENTED ON: March 30, 2011**

at: 11:00 am (local time)

at: Coahoma County Courthouse
(Main Front Entrance)
115 First Street
Clarksdale, MS 38614

HUD OFFICE:

Atlanta MFPD Center
Five Points Plaza
40 Marietta St.
Atlanta, GA 30303

REALTY SPECIALIST:

Donald Winston
Phone: (678) 732-2095
Email: donald.j.winston@hud.gov